

# INSPECTION REPORT



For the Property at:

[REDACTED]  
ST MARYS, GA

Prepared for: [REDACTED]

Inspection Date: [REDACTED]

Prepared by: Paul Drayton

**360**  
INSPECTIONS

360 Inspections  
Fernandina Beach  
Amelia Island, FL 32034  
912-322-1327  
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August 18, 2015

Dear [REDACTED]

RE: Report No. 1007  
[REDACTED]  
[REDACTED]

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Paul Drayton  
on behalf of  
360 Inspections

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## Description

**Sloped roofing material:** • Asphalt shingles

**Sloped roof flashing material:** • Metal

**Probability of leakage:** • Low

## Recommendations

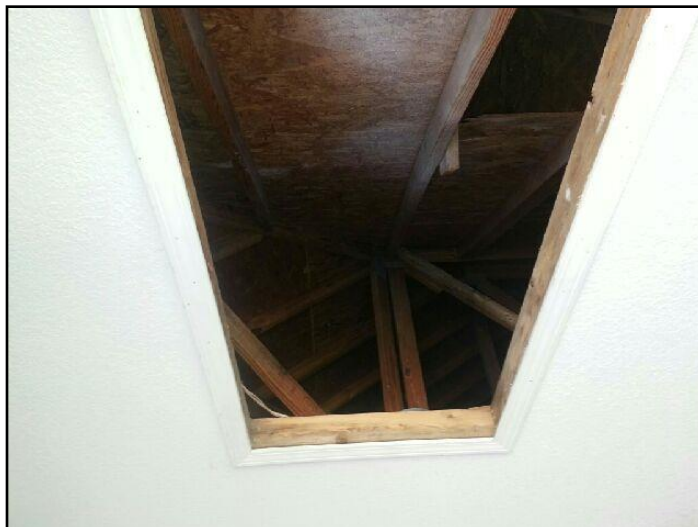
### OPTIONAL \ Roofing

**1. Condition:** • no attic access pull down steps

**Location:** Garage

**Task:** Replace

**Cost:** \$100



### SLOPED ROOFING \ Asphalt shingles

**2. Condition:** • Leak

both sides of faux dormer above the foyer are open to the attic space, ie there is a gap between the roof and wall where water can get in. There is visible water staining on the framing in this area. This could be where the water damage to the wood floor inside came from.

**Location:** Roof above Foyer/Entry

**Task:** Repair

**Time:** Immediate

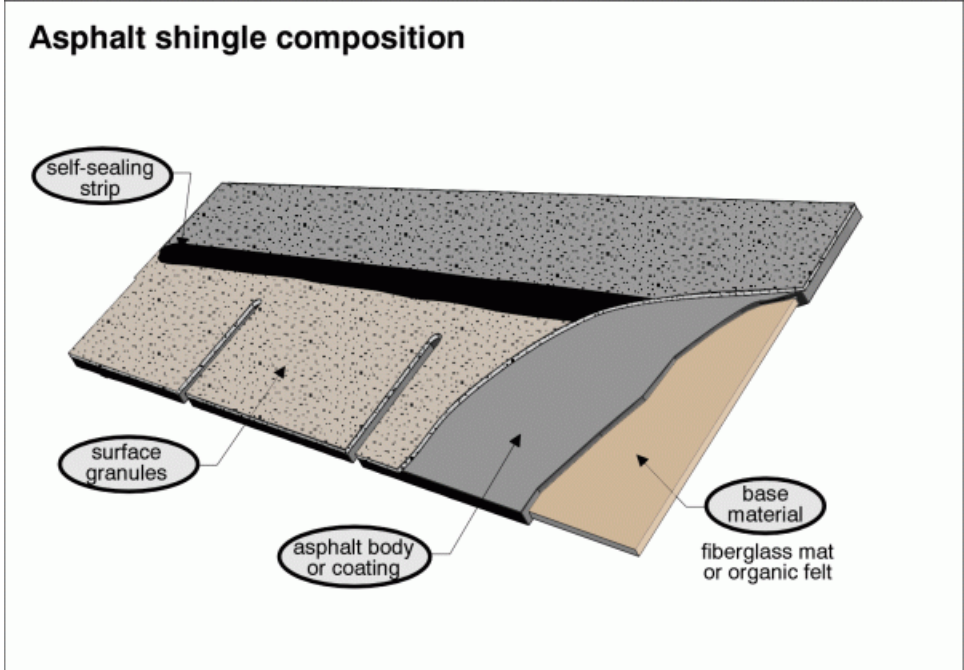
**Cost:** Depends on work needed

- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- POOLS & SP
- REFERENCE



Leak

**3. Condition:** • Granule loss  
**Location:** Addition  
**Task:** Monitor



- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- POOLS & SP
- REFERENCE



*Granule loss*

**4. Condition:** • Damage  
fascia water damaged  
**Location:** Front Dining Room  
**Task:** Further evaluation  
**Time:** Immediate



*Damage*

**5. Condition:** • Patched  
**Location:** Addition  
**Task:** Monitor

- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- POOLS & SP
- REFERENCE



*Patched*

**6. Condition:** • Vulnerable areas  
soft sheathing in red circle locations. Sheathing will need to be replaced in those areas.

**Location:** Addition

**Task:** Repair or replace

**Cost:** Depends on approach



*Vulnerable areas*

### **SLOPED ROOF FLASHINGS \ Roof/sidewall flashings**

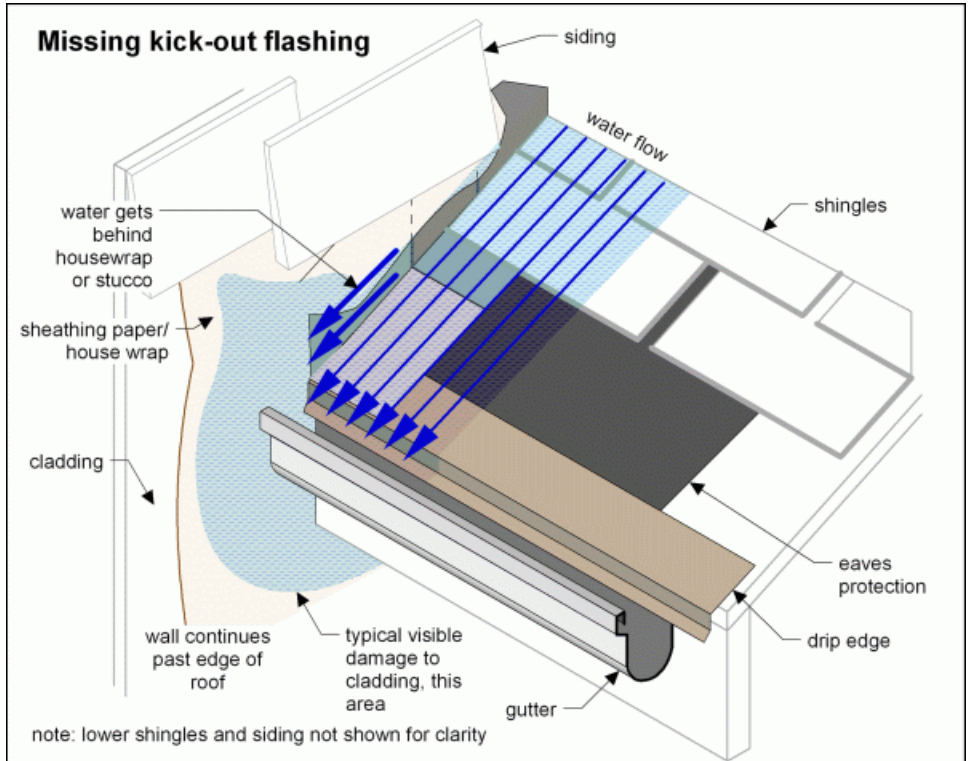
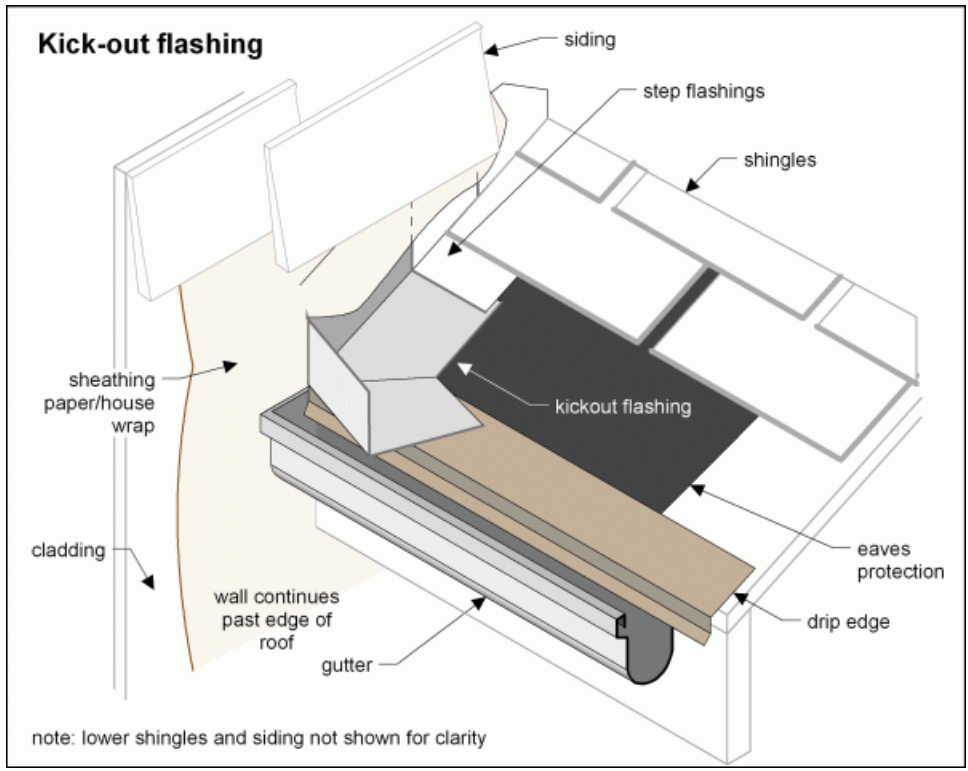
**7. Condition:** • No kickout flashing  
it appears that water is hitting the corner trim and is causing it to rot. Recommend kick out flashing to keep water away from trim or at least cut the trim back so it is off the roof.

**Location:** Front Foyer

**Task:** Repair

**Cost:** Minor

ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR	POOLS & SP
REFERENCE									



ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR	POOLS & SP
REFERENCE									

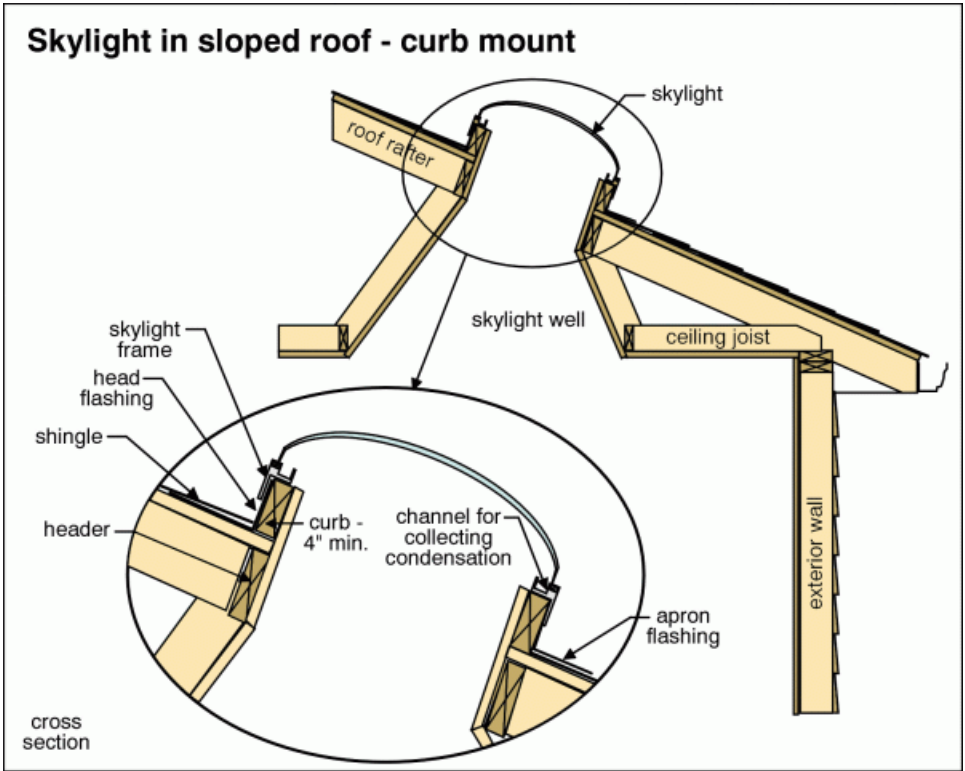


No kickout flashing

No kickout flashing

### SLOPED ROOF FLASHINGS \ Skylights

**8. Condition:** • Wrong, incomplete flashings  
No flashing visible on the lower slope. Roof sheathing is soft in the red circle area.  
**Location:** Rear Addition  
**Task:** Repair  
**Time:** Immediate  
**Cost:** Depends on work needed







*Wrong, incomplete flashings*

- ROOFING
  - EXTERIOR**
  - STRUCTURE
  - ELECTRICAL
  - HEATING
  - COOLING
  - INSULATION
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## Description

**Gutter & downspout material:** • Aluminum

**Gutter & downspout type:**

- Eave mounted

Rear addition only

**Gutter & downspout discharge:** • Above grade

**Lot slope:** • Away from building

**Wall surfaces:** • concrete board (Hardiboard)

**Soffit and fascia:** • Wood

**Driveway:** • Concrete

**Walkway:** • Concrete • No performance issues were noted.

## Recommendations

### WALLS \ Soffits and fascia

**9. Condition:** • wasp nest on right side of entrance. And in the attic space near the dormer areas where water is getting in.

**Location:** Front Foyer

**Task:** Clean

**Cost:** Minor



### WALLS \ Trim

**10. Condition:** • Missing

There is no door trim around this back door to the hot tub / addition area.

**Location:** Rear Addition

**Task:** Replace

**Cost:** Minor

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

POOLS & SP

REFERENCE



*Missing*

### **WALLS \ Flashings and caulking**

**11. Condition:** • Caulking missing or ineffective

**Location:** Front Foyer

**Task:** Repair

**Cost:** Minor



*Caulking missing or ineffective*

**12. Condition:** • Caulking missing or ineffective

**Location:** Right Side

**Task:** Repair

**Cost:** Minor

- ROOFING
  - EXTERIOR**
  - STRUCTURE
  - ELECTRICAL
  - HEATING
  - COOLING
  - INSULATION
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*Caulking missing or ineffective*

### **WALLS \ Fiber cement siding**

**13. Condition:** • Mechanical damage

Chips and cracks at lower edges of hardboard siding in various locations around the house. Not major, but should be monitored and caulked if necessary

**Location:** Various

**Task:** Repair

**Cost:** Minor



*Mechanical damage*

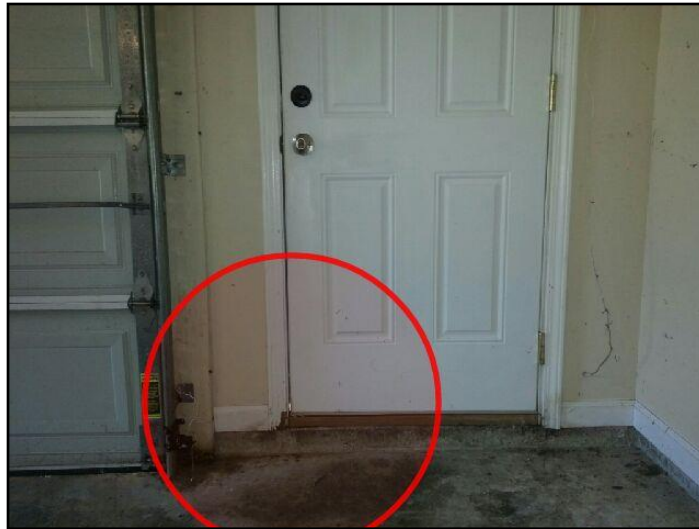
### **DOORS \ Doors and frames**

**14. Condition:** • Loose or poor fit

air gap and evidence of water intrusion rotting wood trim

**Location:** Garage

**Task:** Repair



*Loose or poor fit*

### **LANDSCAPING \ Fence**

**15. Condition:** • Deteriorated

**Location:** Various

**Task:** Repair



*Deteriorated*

### **IRRIGATION / SPRINKLER SYSTEM \ Observations**

**16. Condition:** • Controller defective

could just be a lack of understanding but I could not get the sprinkler system to activate on any setting. Recommend for the evaluation by professional

**Location:** Garage

**Task:** Further evaluation



*Controller defective*

- ROOFING
  - EXTERIOR
  - STRUCTURE**
  - ELECTRICAL
  - HEATING
  - COOLING
  - INSULATION
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## Description

- Configuration:** • Slab-on-grade
- Foundation material:** • Poured concrete
- Floor construction:** • Concrete
- Exterior wall construction:** • Wood frame
- Roof and ceiling framing:** • Trusses

## Description

**Service entrance cable and location:** • Underground aluminum

**Service size:** • 200 Amps (240 Volts)

**Main disconnect/service box rating:** • 200 Amps

**Main disconnect/service box type and location:** • Breakers - exterior wall

**System grounding material and type:** • Copper - ground rods

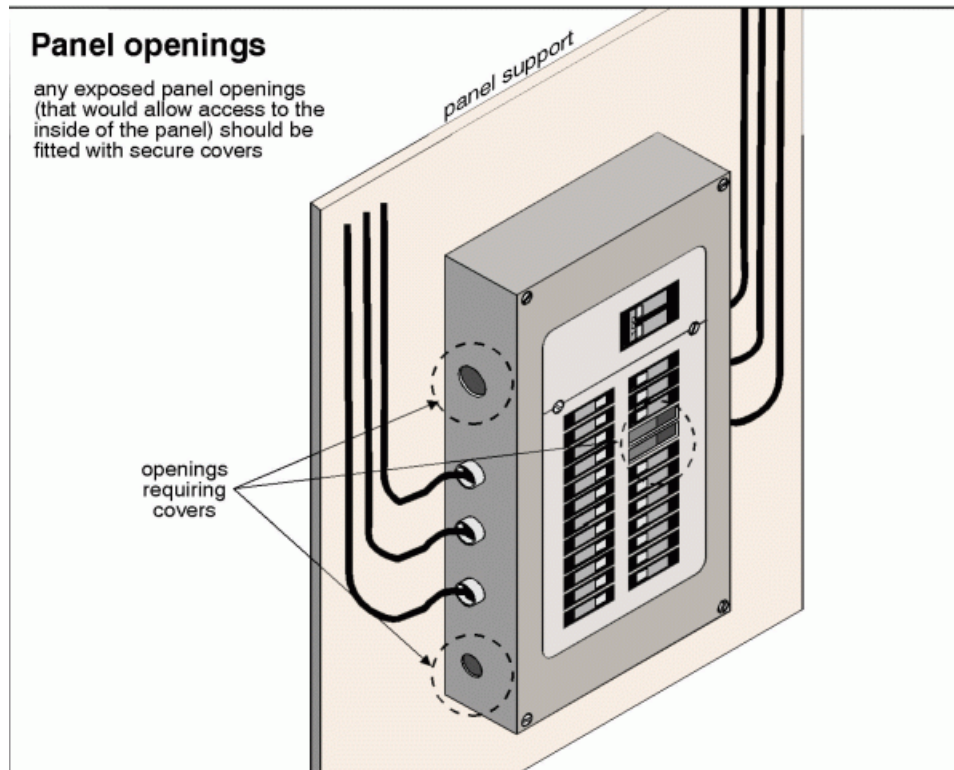
## Recommendations

### SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

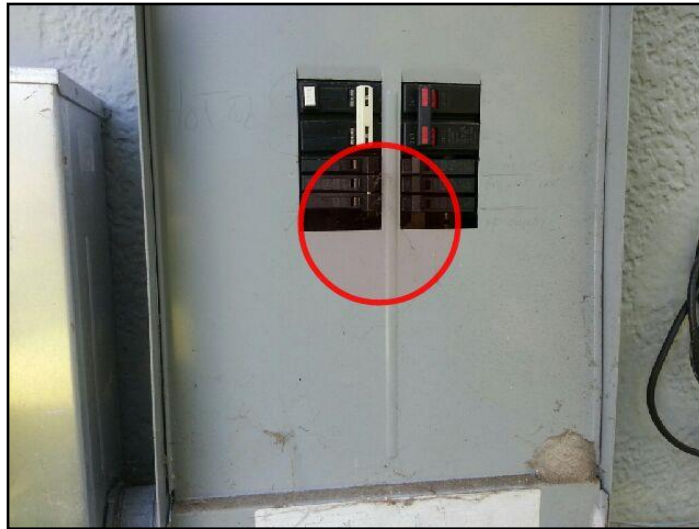
**17. Condition:** • Openings in panel

**Task:** Correct

**Cost:** Minor







*Openings in panel*

**18. Condition:** • Circuits not labeled

**19. Condition:** • Overheating  
evidence of previous overheating or smoke

**Location:** Laundry Area

**Task:** Further evaluation



*Overheating*

**SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers**

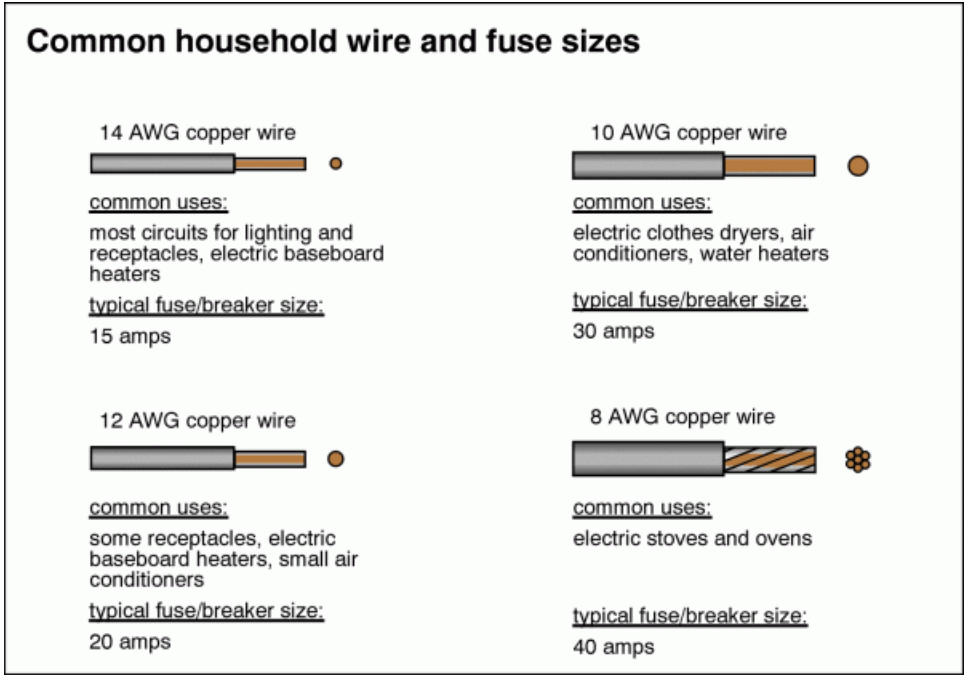
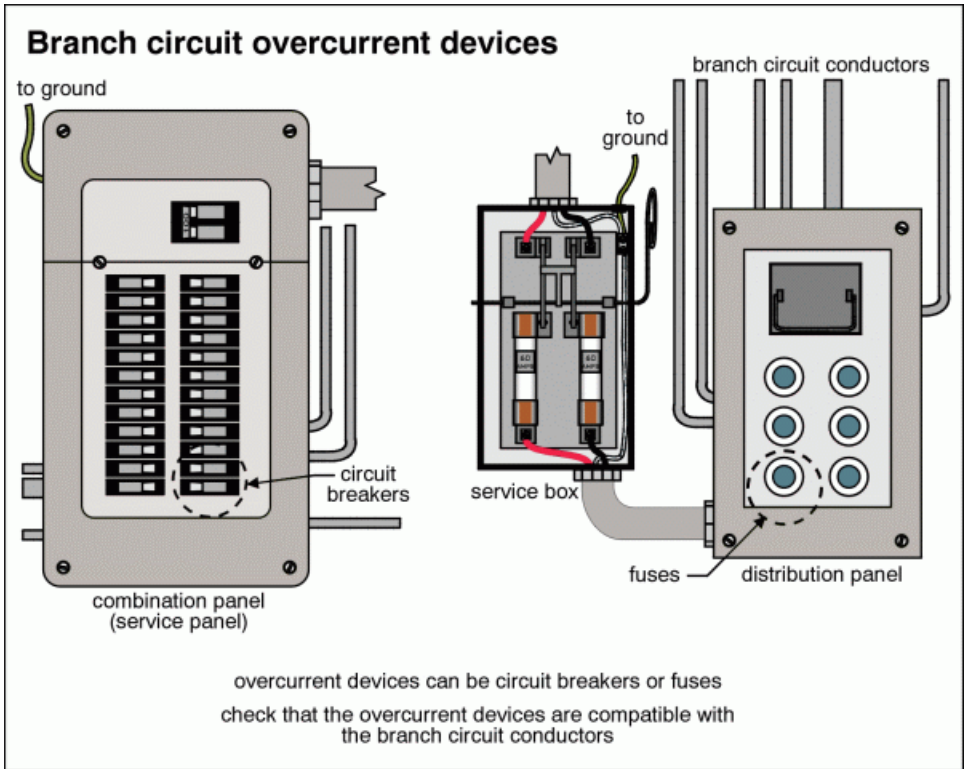
**20. Condition:** • Fuses or breakers too big

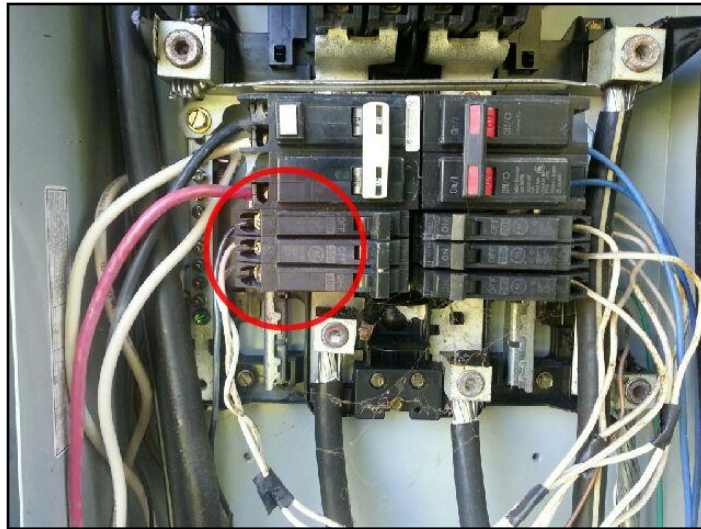
30 amp breakers on 20 amp wire. Replace breakers with 20 amp breakers to match the wire. This applies to the three

lower left breakers on the exterior panel

**Location:** Right Side of House

**Cost:** Minor





*Fuses or breakers too big*

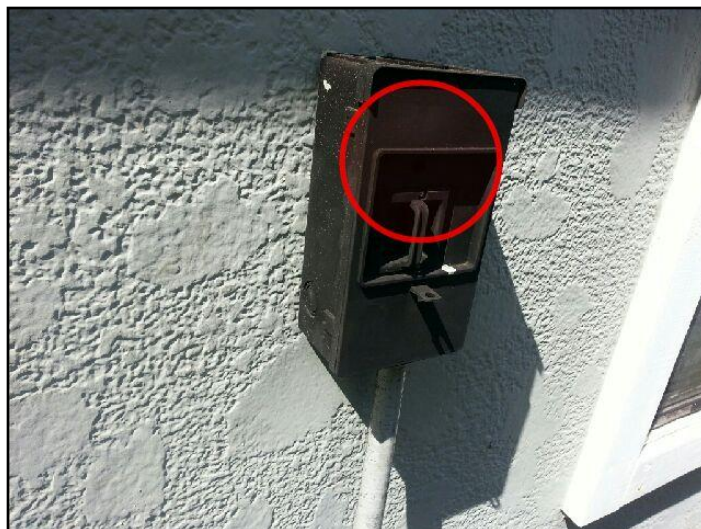
**DISTRIBUTION SYSTEM \ Junction boxes**

**21. Condition:** • Cover loose or missing

**Location:** Left

**Task:** Replace

**Cost:** Minor



*Cover loose or missing*

**DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**22. Condition:** • Inoperative

**Location:** Master Closet

- ROOFING
  - EXTERIOR
  - STRUCTURE
  - ELECTRICAL**
  - HEATING
  - COOLING
  - INSULATION
  - PLUMBING
  - INTERIOR
  - POOLS & SP
- REFERENCE



*Inoperative*

- ROOFING
  - EXTERIOR
  - STRUCTURE
  - ELECTRICAL
  - HEATING**
  - COOLING
  - INSULATION
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## Description

**Fuel/energy source:** • Electricity

**System type:** • Heat pump

**Heat distribution:** • Ducts and registers

- ROOFING
  - EXTERIOR
  - STRUCTURE
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  - COOLING**
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## Description

**Air conditioning type:** • Air cooled  
**Heat pump type:** • Air source  
**Manufacturer:** • Lennox  
**Cooling capacity:** • 48,000 BTU/hr • 4 Tons  
**Compressor type:** • Electric  
**Compressor approximate age:** • 3 years  
**Failure probability:** • Low  
**Supply temperature:** • 62  
**Return temperature:** • 78  
**Temperature difference:** • 16° • Acceptable temperature difference: 14° to 22°

## Recommendations

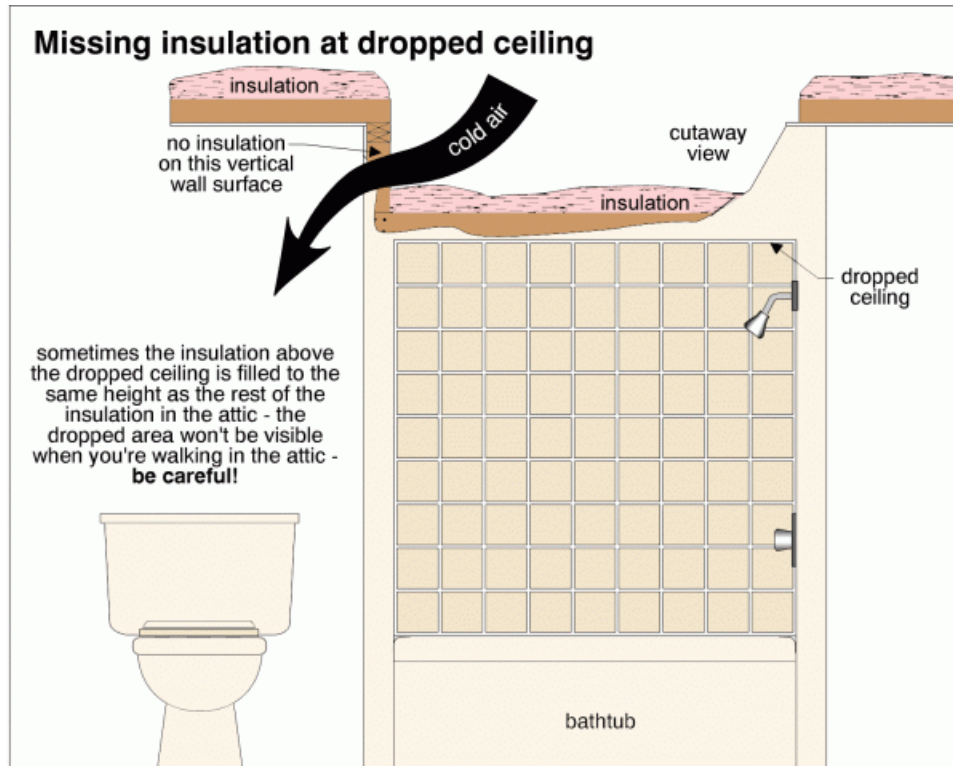
### ATTIC/ROOF \ Insulation

**23. Condition:** • Missing at dropped ceilings

**Location:** Rear

**Task:** Replace

**Cost:** Minor



*Missing at dropped ceilings*

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

POOLS &amp; SP

REFERENCE

## Description

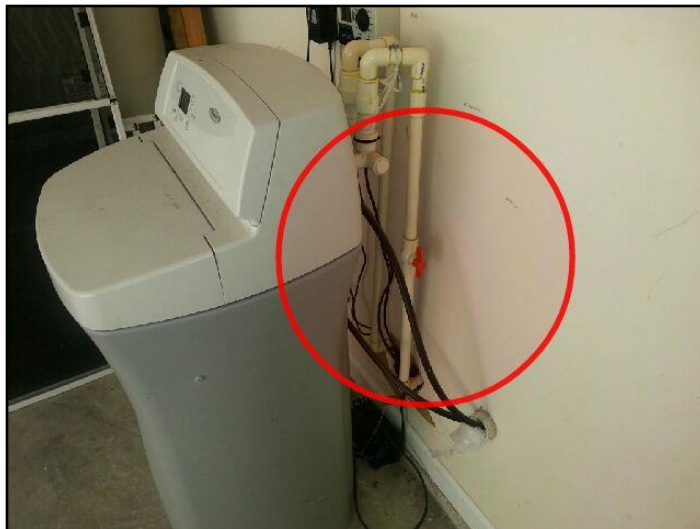
**Water supply source:** • Public

**Service piping into building:** • Not visible

**Supply piping in building:** • CPVC (Chlorinated PolyVinylChloride)

**Main water shut off valve at the:**

• Garage



Garage

**Water flow and pressure:** • Typical for neighborhood

**Water heater fuel/energy source:** • Electric

**Water heater type:** • Conventional

**Water heater manufacturer:** • A.O. Smith

**Tank capacity:** • 50 gallons

**Water heater failure probability:** • Low

**Waste and vent piping in building:** • PVC plastic

**Water treatment system:** • Water softener

## Recommendations

### **FIXTURES AND FAUCETS \ Basin, sink and laundry tub**

**24. Condition:** • missing top cap at drain pipe. Could leak in future.

**Location:** Master Bathroom

**Task:** Replace

**Cost:** Minor



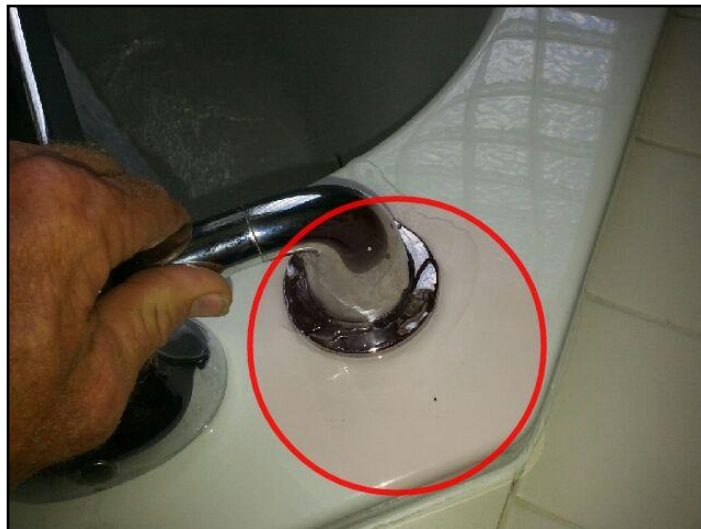
- ROOFING
  - EXTERIOR
  - STRUCTURE
  - ELECTRICAL
  - HEATING
  - COOLING
  - INSULATION
  - PLUMBING**
  - INTERIOR
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- REFERENCE



**25. Condition:** • Drain stop ineffective  
all bathrooms missing or not working sink drain stoppers  
**Location:** Master Bathroom  
**Task:** Repair  
**Cost:** Minor

**FIXTURES AND FAUCETS \ Faucet**

**26. Condition:** • Drip, leak  
Master garden tub faucet leaking at base.  
**Location:** Master Bathroom  
**Task:** Repair

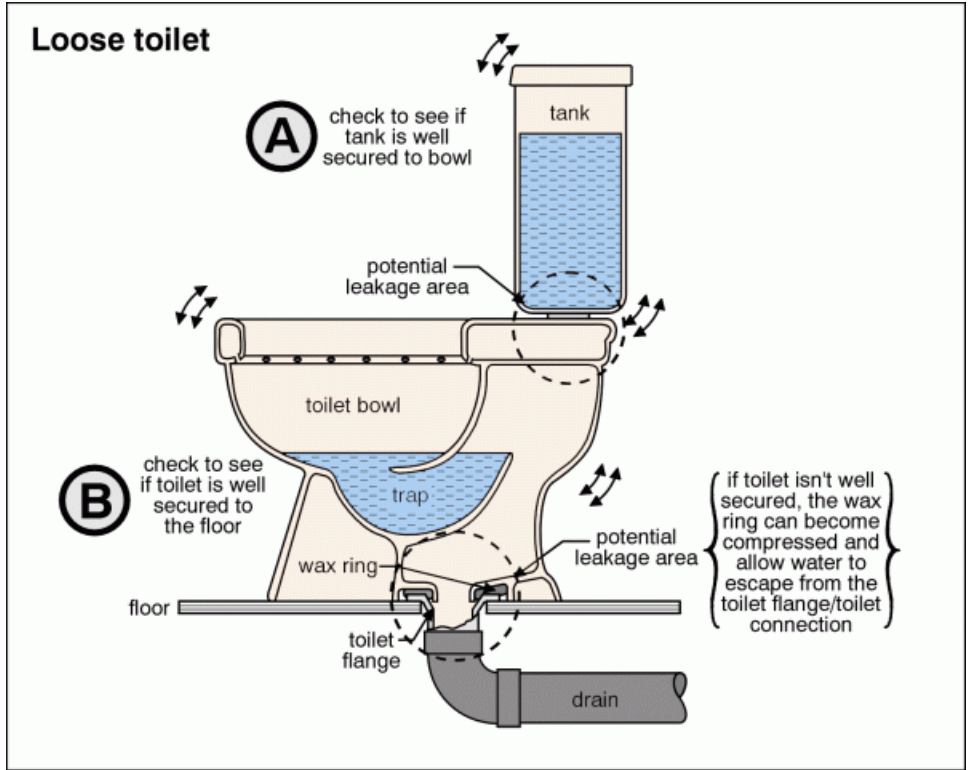


*Drip, leak*

**FIXTURES AND FAUCETS \ Toilet**

**27. Condition:** • Loose  
**Location:** Hallway Bathroom

**Task:** Repair  
**Cost:** Minor



**FIXTURES AND FAUCETS \ Shower stall enclosure**

**28. Condition:** • Leak

The step below the door and the wall up 2 foot to the right of the door have elevated moisture levels. This could be the door leaking or the shower pan leaking. The wall is wet too so that needs to be taken care of.

**Location:** Master Bathroom

**Cost:** Depends on work needed



Leak

- ROOFING
  - EXTERIOR
  - STRUCTURE
  - ELECTRICAL
  - HEATING
  - COOLING
  - INSULATION
  - PLUMBING
  - INTERIOR**
  - POOLS & SP
- REFERENCE

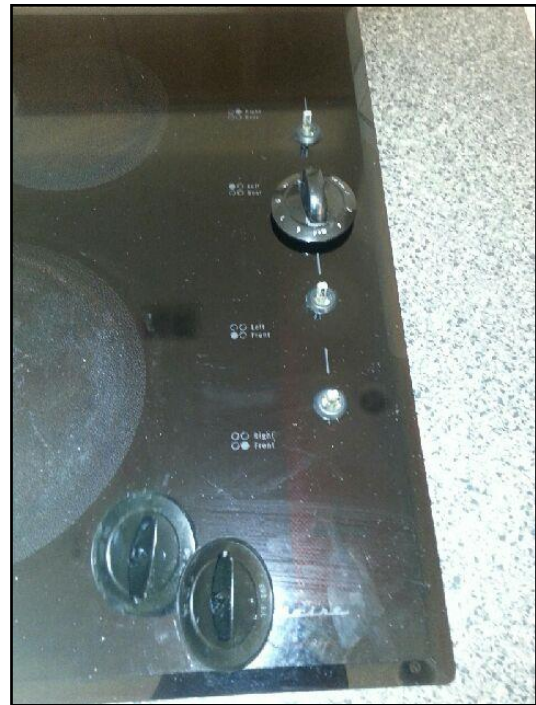
## Description

### Inventory Range:

- Frigidaire
- 3 knobs broken



Frigidaire



Frigidaire

## Recommendations

### FLOORS \ Wood/laminate floors

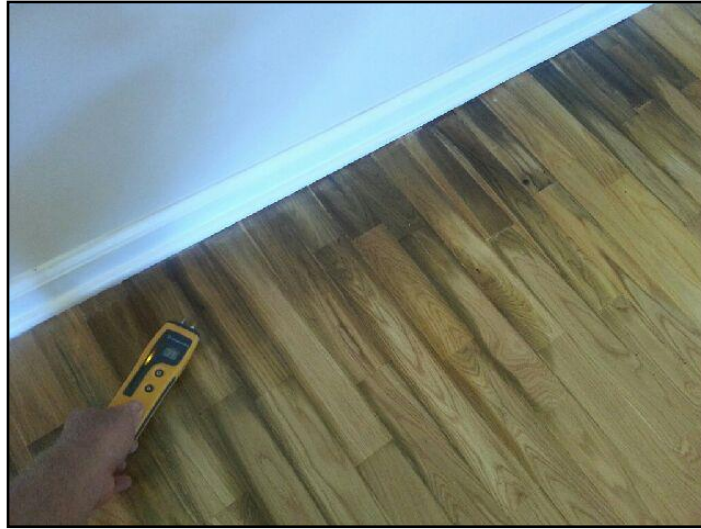
**29. Condition:** • Stained  
elevated moisture

**Location:** Living Room

**Task:** Repair

**Time:** Immediate

**Cost:** Major



Stained

**30. Condition:** • Stained

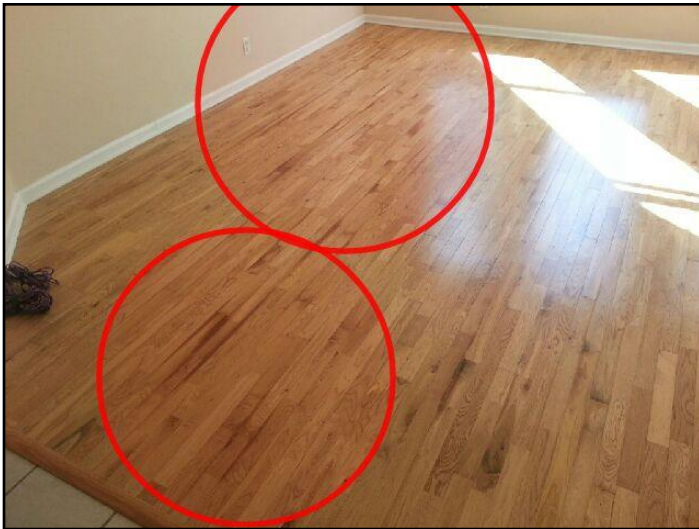
evidence of moisture under the wood floor in dining room, sun room, living room and foyer.

**Location:** Front Dining Room

**Task:** Replace Damaged Flooring. Repair source of moisture.

**Time:** Immediate

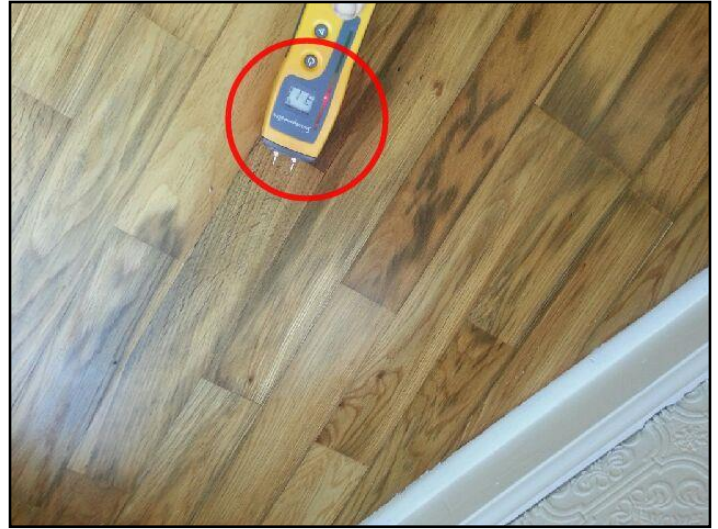
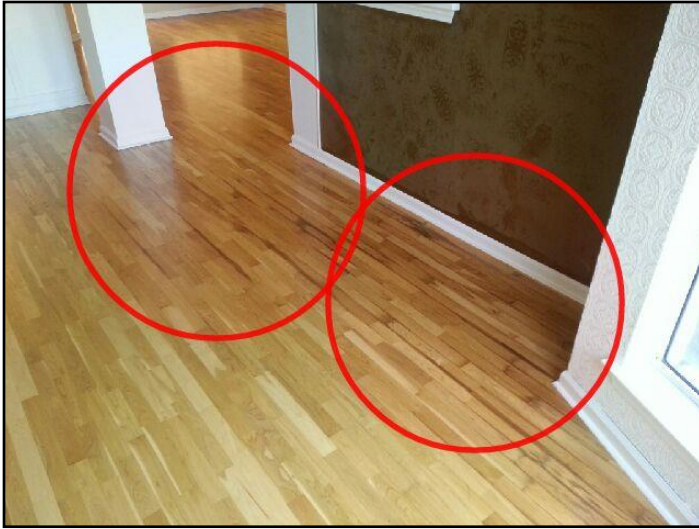
**Cost:** Depends on work needed



Stained



Stained



*Stained*

*Stained*

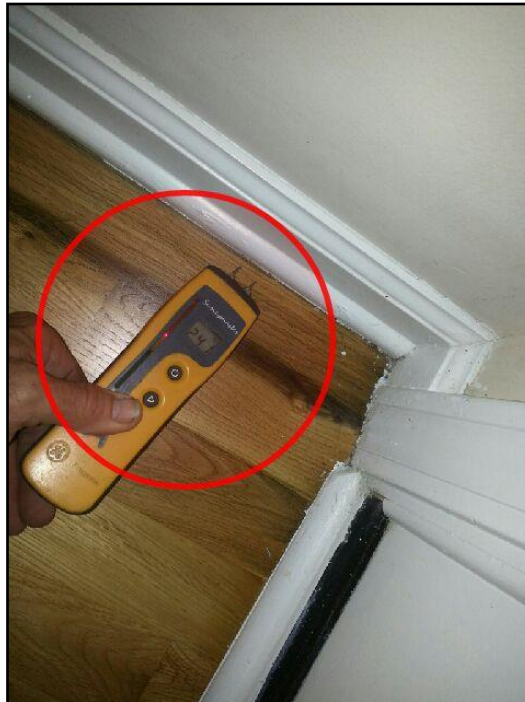
**31. Condition:** • Stained

Stained, and slightly elevated moisture level.

**Location:** Foyer

**Task:** Replace

**Cost:** Major - per location



*Stained*

**32. Condition:** • Warped

the unevenness could just be bad installation but the cupping is the same as you see with water damage. However there is no staining and moisture levels are normal, so the probability is poor installation. A flooring specialist should be able to tell if this floor can be refinished or not.

- ROOFING
  - EXTERIOR
  - STRUCTURE
  - ELECTRICAL
  - HEATING
  - COOLING
  - INSULATION
  - PLUMBING
  - INTERIOR**
  - POOLS & SP
- REFERENCE

**Location:** Hall

**Task:** Repair or replace

**Cost:** Depends on work needed



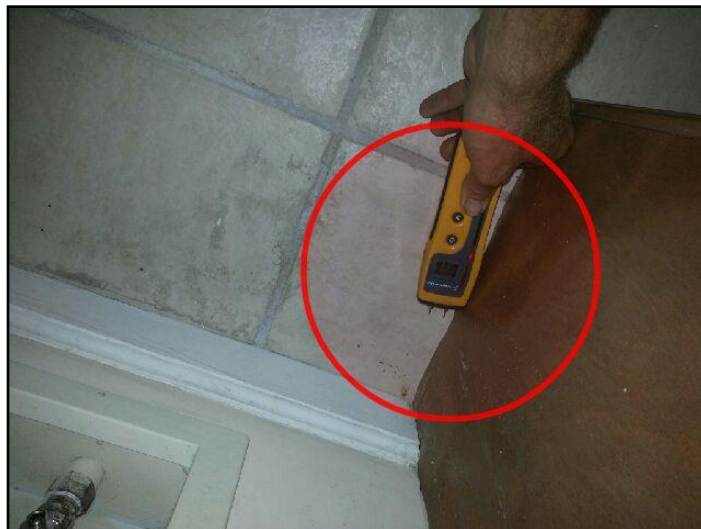
*Warped*

**FLOORS \ Ceramic tile, stone, marble, etc**

**33. Condition:** • Stains on tiles

slightly elevated moisture level and evidence of previous water damage to fridge wood side enclosure

**Location:** Kitchen



*Stains on tiles*

**WINDOWS \ General**

**34. Condition:** • Inoperable

window wont stay open due to broken support spring

**Location:** Left Bedroom

**Task:** Repair

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

**INTERIOR**

POOLS & SP

REFERENCE



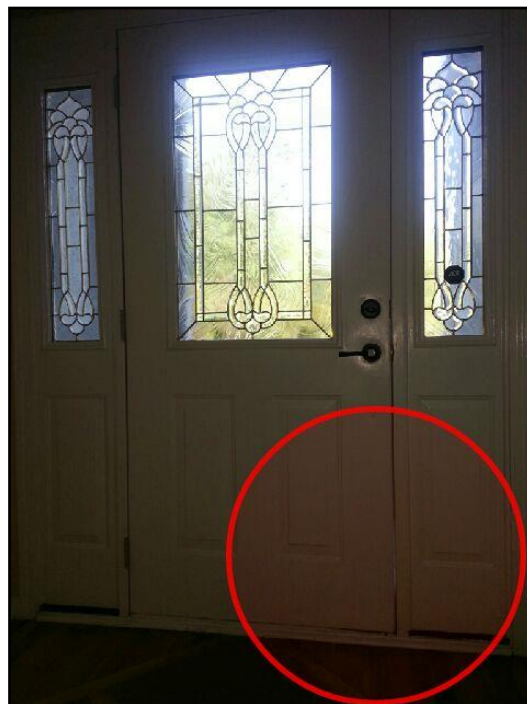
*Inoperable*

## **DOORS \ Doors and frames**

**35. Condition:** • Racked/out-of-square appears to be the hinges not the frame

**Location:** Front Foyer

**Task:** Repair



*Racked/out-of-square*

## **CARPENTRY \ Countertops**

**36. Condition:** • Loose or missing pieces  
Backsplashes not attached securely or caulked.

- ROOFING
  - EXTERIOR
  - STRUCTURE
  - ELECTRICAL
  - HEATING
  - COOLING
  - INSULATION
  - PLUMBING
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- REFERENCE

**Location:** Master Bathroom

**Task:** Repair

**Cost:** Minor

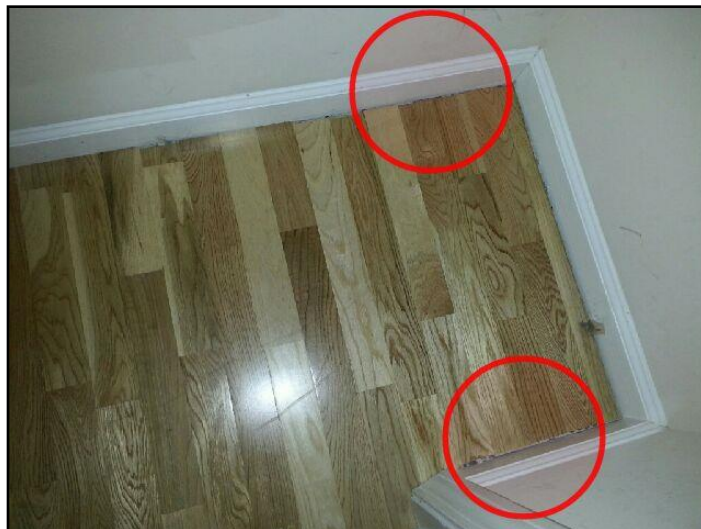


*Loose or missing pieces*

**CARPENTRY \ Trim**

**37. Condition:** • Missing  
missing shoe molding trim in closet

**Location:** Left Side Bedroom



*Missing*

**EXHAUST FANS \ Exhaust duct**

**38. Condition:** • Not vented to exterior

**Location:** Hallway Bathroom and master

**Task:** Repair





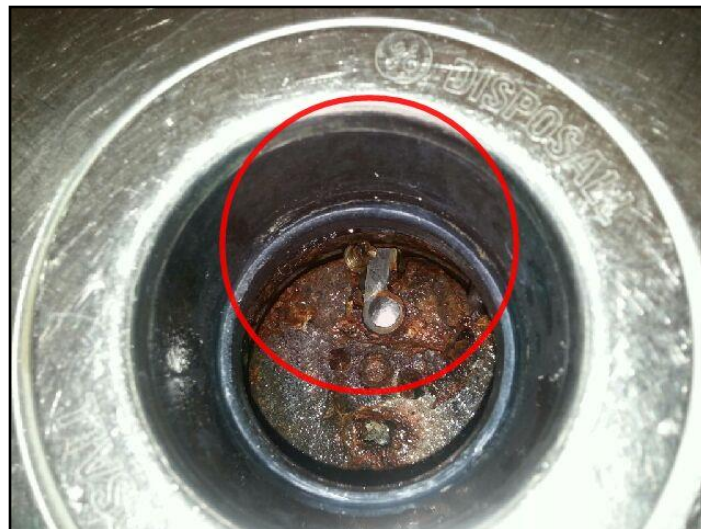
Not vented to exterior



Not vented to exterior

**APPLIANCES \ Waste disposal**

**39. Condition:** • Inoperative grinder broken  
**Task:** Replace  
**Cost:** Minor



Inoperative

**40. Condition:** • Old

**41. Condition:** • Noisy

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

**INTERIOR**

POOLS & SP

REFERENCE

## **APPLIANCES \ Dryer**

**42. Condition:** • dryer vent is too long and has too many turns for it too actually eject lint

**Location:** Laundry Area

**Task:** Replace

**Cost:** Up to - \$500

**43. Condition:** • Plastic dryer vent

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

POOLS & SP

REFERENCE

## Description

**Pool / Spa type:** • Above ground

**Interior Finish Materials:** • Fiberglass

## Limitations

**Pool could not be fully inspected since it is closed:**

- item



*item*

**END OF REPORT**

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

POOLS & SP

REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS